

PROPOSED REVISIONS TO MOBILE HOME PARK CONVERSION REQUIREMENTS



January 2012

Presentation

- Background
- Proposed Revisions
- Next Steps

Background

- **City Policy on Mobile Home Park Preservation**
- **Sunnyvale Municipal Code (SMC) Chapter 19.72**
- **Study Issue Paper**
- **Background Research**

Background: City Policy

In City General Plan and Zoning Code:

- **Preserve parks as an affordable housing option**
- **Maintain at least 400 acres of land zoned for mobile home parks**
- **If parks are closed, minimize displacement impacts on tenants (also in State law)**

Background: SMC 19.72

- Goal: Balance land owners' needs with park residents' needs
- Conversion Impact Report required prior to closure/conversion
- Relocation assistance required to mitigate impacts to tenants

Background: Study Issue Paper

- Study issue proposed in 2008 to:
 - Clarify process
 - Review tenant compensation
 - Clarify roles of parties
- Study now being completed as part of the Implementation Plan of the Housing Sub-element

Background Research

- Review state law
- Review ordinances of other local cities & counties
- Review city records on prior Sunnyvale park conversions

Proposed Amendments

- Clarify/Improve the Conversion Process
- Improve the Conversion Impact Report
- Clarify/Improve Assistance Requirements

Clarify/Improve Process

- Reorganized/Simplified Ordinance
- Housing and Human Services Commission reviews impact report & proposed assistance, not Planning Commission
- Provides right of negotiated purchase to designated resident organization

Improve Conversion Impact Report

- Eliminates requirement for voluminous and irrelevant information (vacancies in all parks within 200 miles).
- Replaces with requirement for information on space availability in locations requested by mobile home owners with homes able to be relocated into another park.

Clarify/Improve Assistance Requirements

Requirement	Current Ordinance	Proposed Ordinance
Search for vacant mobile home spaces	All parks within 20 miles and 200 miles of Sunnyvale	Locations in CA requested by home owners with mobile homes able to be relocated
Eligibility for services of Housing Specialist	Only mobile home owners living in the park, and renters of mobile homes	All park residents (including “stick-built” units)

Clarify/Improve Assistance Requirements

Assistance Item	Current Ordinance	Proposed Ordinance
Housing (Moving) Allowance	<ul style="list-style-type: none">• Only for mobile home owners• Flat rate based on \$1,300 in 1980, to be adjusted for inflation (approximately \$3,666 in 2011)	<ul style="list-style-type: none">• Every park resident:• Cost to move personal property• Reinstall/ replace accessibility improvements• 1 month's rent• Security deposit

Clarify/Improve Assistance Requirements

Assistance Item	Current Ordinance	Proposed Ordinance
First Right of Refusal to new housing built on site	All mobile home owners and tenants of mobile homes	Every park resident (includes stick built units)

Clarify/Improve Assistance Requirements

- **State Law says:**

“the amount of relocation assistance required may not exceed the reasonable cost of relocation”

Clarify/Improve Assistance Requirements

Assistance Item	Current Ordinance	Proposed Ordinance
Relocation Assistance for mobile home owners (choice of A or B)		
A. Relocation of mobile home	The lesser of: <ul style="list-style-type: none">• Flat rates in 1980 dollars (\$3,200 - \$12,650), to be adjusted for inflation, OR• Actual cost of relocation and installation of home and improvements	Amount equal to the lowest of three actual bids to relocate mobile home up to 100 miles from park (includes insurance, installation, hook-ups, etc.).

Clarify/Improve Assistance Requirements

Assistance Item	Current Ordinance	Proposed Ordinance
Relocation Assistance for mobile home owners (choice of A or B)		
B. If mobile home owner opts to sell home rather than relocate	<ul style="list-style-type: none">• 85% of in-place value, based on appraisal, unless park owner can relocate to another park within 20 miles	Amount equal to relocation costs (A), or other price mutually agreed to by buyer and seller

Next Steps

Public Hearings before:

- **Housing and Human Services Commission:**
7:00pm on January 11, 2012 in the West Conference Room
- **Planning Commission:**
8:00 pm on January 23, 2012 in the Council Chambers
- **City Council:**
7:00 pm on February 28, 2012 in the Council Chambers

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